

Of

Economic and Community Development

59 Statehouse Station Augusta, Maine 04333

POLICY STATEMENT #8

Subject: Demolition or Conversion of Low and Moderate Income Residences: Compliance

with Section 104 (d) of the Housing and Community Development Act

Revised: 04/03

This statement defines the compliance measures that must be taken when a community's CDBG project results in the demolition of Low and Moderate Income (LMI) residences or converts them to another use.

Before the grantee enters into a contract obligating funds that will result in either demolition of LMI units or the conversion of LMI units to another use, the grantee must make a public disclosure and submit the following to the Office of Community Development (OCD):

- 1. A description of the proposed activity;
- 2. A map showing the location and number of residents (number of bedrooms) to be demolished or converted to a use other than residences as a result of the assisted activity;
- 3. A schedule for the commencement and completion of the demolition or conversion;
- 4. A map showing the location and number of residents (number of bedrooms) to be provided as replacement units (see below for directions on replacement);
- 5. Source of funding and schedule for the provision of replacement dwelling units;
- 6. The basis on which it is concluded that each replacement unit will remain an LMI unit for at least 10 years from the date of initial occupancy; and
- 7. Information demonstrating that any proposed replacement of a unit with a smaller unit will be consistent with the needs analysis contained in the local community development plan.

One-for-One Replacement of Units:

All occupied and vacant occupiable units that are demolished or converted to a use other than a residence as a result of an activity assisted with CDBG funds must be replaced with another similar sized affordable dwelling unit.

Waiver of the One-For-One Replacement of Units Requirement:

The Office of Community Development may waive the One-for-One Replacement of Units requirement. In order for a waiver to be considered, the following must be provided to OCD before obligating funds to an activity requiring One-for-One Replacement:

- 1. The housing vacancy rate in the jurisdiction;
- 2. The number of vacant dwelling units in the jurisdiction (excluding units that will be demolished or converted);
- 3. Number of units comparable size and available for purchase that are affordable to LMI families;

4.	The number of eligible families on waiting lists for housing assisted under the U. S. Housing Act of 1937; and
5.	Relevant past of predicted demographic changes.
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Address of unit(s)		
2. Is unit(s) to be demolished or converted to another use ? Explain. 3. Number of Low-Moderate Income units to be demolished or converted to another use? 4. The housing vacancy rate in the municipalities jurisdiction. A. The number of vacant Low/Moderate-Income dwelling units in the jurisdiction, excluding the units that will be demolished or converted. (for multi-family use the number of LMI rental units available and for single-family use the number of comparable replacement housing units available) B. For Multi-Family, the number of eligible families on waiting lists for housing assisted in the jurisdiction under the United States Housing Act of 1937. C. Relevant past or predicted demographic changes. Signature of Certified Relocation Officer Date FOR STATE USE ONLY: APPROVED () REJECTED ()	1. Is the structure a, Single-Family() Multi-Family() unit?	
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